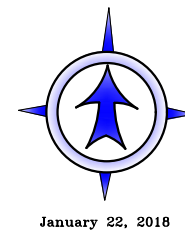
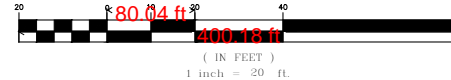


A FINAL PLAT FOR:  
**ZX Investments "MINI" Subdivision 2**  
A PART OF THE SOUTHWEST QUARTER OF SECTION 32, T11N, R1E, S.L.B.&M.  
HYRUM, CACHE COUNTY, UTAH  
Containing 3.00 Acres and 3 Lots



GRAPHIC SCALE



GRAPHIC SCALE NEEDS  
ADJUSTED TO MATCH  
DRAWING

16.28.020 (I) ROAD RIGHT OF WAY DOES NOT MEET  
A STANDARD WIDTH. 6.2 FEET OF DEDICATION  
WILL BRING THIS SIDE OF THE STREET TO A  
34-FOOT HALF-WIDTH.

500 E THE FIRE HYDRANT IS WITHIN PRIVATE  
PROPERTY AND ADDITIONAL RIGHT OF WAY IS  
SUGGESTED. PAVEMENT ENCROACHES ON  
PROPERTY, RECOMMEND 12-13 FEET OF  
DEDICATION.

UTILITIES NEED TO BE SHOWN AND ANY PLAN TO  
EXTEND THEM.

OVERHEAD ELECTRIC LINES EXIST, WHAT EASEMENTS  
OR ACCOMMODATION HAS BEEN MADE FOR THESE  
LINES? PLAN IS TO EVENTUALLY RELOCATE TO 500  
W UNDERGROUND.

IS THERE ANYTHING PROPOSED TO  
RECONCILE THE BLOCK WALL WITH THE  
PROPERTY LINE?

LOT 1 CONTAINS A SPRING LISTED AS WATER  
RIGHT 25-524. OWNER IS LISTED AS DEWEY H.  
NIELSEN OF HYRUM. WHAT IS PLAN FOR THE  
SPRING. CRAIG THORNLEY SAYS THAT THIS LOT  
IS VERY WET AND WATER FLOW CONSISTENTLY  
FROM THE WEST SIDE. FILL THAT HAS BEEN  
BROUGHT IN ON THIS LOT IS NOT SUITABLE FOR  
BUILDING (WHITE CLAY).

WHY ARE MONUMENTS BEING SET AT  
THESE POINTS?

ADD: Two (2) street trees, having a minimum diameter of one  
and one half (1 1/2) inches, are required per lot. (Four (4) on  
corner lots).

PLEASE ADD ADDRESS BOX TO LEGEND OR  
LABEL AS ADDRESS IN LOT

GENERAL NOTES:

1. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owner's dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy at 1-800-366-8532.

2. Setback lines are for primary buildings only.

Front: 25.00'  
Rear: 30.00'  
Side: 10.00' 8' AND 10' ON SIDES  
Side along Roadway: 30.00' 25' ALONG ANY FRONTAGE

IF THE OTHER NOTE STAND ALONE OR  
REPLACE THIS ONE THAT SETBACK ARE SET BY  
CURRENT CODE AND IT IS THE APPLICANT'S  
RESPONSIBILITY TO COMPLY.

LEGEND:

---	PROPERTY LINE
---	LOT LINE
---	ADJACENT PROPERTY
---	SETBACK
---	PUBLIC UTILITY EASEMENT
X	FENCE
---	EDGE OF PAVEMENT
---	FOUND REBAR
---	STREET MONUMENT
---	SET 3/8" REBAR W/CAP

NOTE:  
BUILDING SETBACKS WILL BE  
THOSE REQUIRED FOR THE ZONE  
AT THE TIME THE BUILDING  
PERMIT IS APPLIED FOR.

Record Owners: ZX Investments LLC  
P.O. Box 278  
Providence, Utah 84332

Survey Narrative

The purpose of this survey was to create a three lot subdivision on parcel 03-060-0026. The survey was ordered by Chris Scholle. The control used to establish the property corners was the survey monumentation found within this and the surrounding blocks. The basis of bearings for this survey was the line between the Hyrum City street monuments found at the intersections of 400 North Street and 400 West Streets and 400 West Street and 300 North Streets and was assumed to bear South 02°47'53" West, a distance of 1360.10 feet.

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

HYRUM CITY CULINARY WATER AUTHORITY	DATE
HYRUM CITY SANITARY SEWER AUTHORITY	DATE
HYRUM CITY POWER	DATE
COMCAST	DATE
QUESTAR GAS	DATE
QWEST	DATE

OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND TO BE SUBDIVIDED AND KNOWN AS: ZX INVESTMENTS "MINI" SUBDIVISION 2 AND DO HEREBY DEDICATE THE STREETS AND PUBLIC AREAS SHOWN ON THIS PLAT FOR THE PERPETUAL USE OF THE PUBLIC AND DO HEREBY VEST THE FEE TITLE OF SUCH DEDICATED PARCELS IN AND TO HYRUM CITY, CACHE COUNTY, UTAH.

I/WE, HAVE EXECUTED THIS PLAT AND  
DEDICATION THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SIGN	SIGN
PRINT	PRINT
TITLE (OWNER)	TITLE (OWNER)

SURVEYOR'S CERTIFICATE

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: ZX INVESTMENTS "MINI" SUBDIVISION 2 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Boundary Descriptions

A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 400 NORTH STREET BEING LOCATED NORTH 82°58'33" WEST, A DISTANCE OF 258.31 FEET FROM THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 400 NORTH AND 400 WEST FROM WHICH THE HYRUM STREET MONUMENT IN THE INTERSECTION OF 300 NORTH AND 400 WEST BEARS SOUTH 02°47'53" WEST, A DISTANCE OF 1,360.10 FEET; THENCE NORTH 88°12'42" WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 660.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 500 WEST STREET; THENCE NORTH 01°27'38" EAST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 149.93 FEET; THENCE NORTH 85°21'28" EAST, A DISTANCE OF 258.95 FEET; THENCE NORTH 01°27'28" EAST, A DISTANCE OF 18.00 FEET; THENCE NORTH 85°21'28" EAST, A DISTANCE OF 404.80 FEET; THENCE SOUTH 01°27'34" WEST, A DISTANCE OF 242.27 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES.

HCC REQUIRES A METES  
AND BOUNDS DESCRIPTION  
OF EACH LOT.

DRAFT  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
JEFF C. NIELSEN  
STATE OF UTAH

FORESIGHT  
LAND SURVEYING

2005 North 600 West, Logan, Utah  
435-753-1910

Project No. 21-253  
Prepared by JH 2/21/22

ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF CACHE ) SS.

THE FOREGOING INSTRUMENT WAS PERSONALLY ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, WHO PROVED ON BASIS OF SATISFACTORY EVIDENCE TO BE \_\_\_\_\_ OF \_\_\_\_\_ AND IS SAID PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID \_\_\_\_\_ BY AUTHORITY OF ITS BYLAWS. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH  
(PRINT NAME)

COMMISSION NUMBER - EXPIRES \_\_\_\_\_

(SEAL)

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF \_\_\_\_\_, RECORDED AND FILED  
AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ FEE: \_\_\_\_\_  
ABSTRACTED \_\_\_\_\_  
INDEX \_\_\_\_\_  
FILED IN: FILE OF PLATS COUNTY RECORDER

CITY COUNCIL APPROVAL AND ACCEPTANCE  
PRESENTED TO THE HYRUM CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_,  
BY THE HYRUM CITY PLANNING AND ZONING COMMISSION.

BY: \_\_\_\_\_

CHAIRPERSON

CITY ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE

CITY ENGINEER